

Establishing a Low-Cost Title Registration System

Vishgorod, Ukraine

Background

In the early 1990s, local governments in Ukraine were dissatisfied with the system of real property registration. Ownership of real property was not guaranteed through any legally-backed system, and there was no coordination among governmental agencies and committees responsible for land and real property. Private sector growth was limited due in large part to the lack of economic and legal infrastructure. Economic reform in Ukraine required an effective title registration system to support legal rights to real property. Local governments wanted a user-friendly and inexpensive juridical titling system that would give real estate brokers, mortgage bankers, and the general public low-cost access to title information. Local governments wanted to institutionalize this system in a title registration office financed through its own operations.

Innovation

By computerizing detailed government maps and titling data, Vishgorod developed a transparent reporting and recording system of titles and associated data to support private and commercial rights. A pilot title registration office was established in 1994 in the Town of Vishgorod (population 22,500). The title registration system was designed in conjunction with the State Committee on Land Resource; the Main Administration of Geodesy, Cartography, and Cadastre; the State Committee on Urban Development and Architecture; the Bureau of Technical Inventory; and the Rayon of Vishgorod. This high-level cooperation ensured that a coordinated system would be established. The legislation necessary to support the juridical aspect of the title registration program has been passed at the local level and is currently being considered at the national level.

A Ukrainian company developed an inexpensive, PC-based titling system that combines an information registration system with a geographic map link, allowing data to be entered, stored, and retrieved quickly and easily by municipal employees. The geographic map link allows users to select a parcel of land by pointing and clicking with a mouse on digitized maps in the Microsoft® Windows environment. The title data are then retrieved and displayed in the registry database. Input from the local municipal employees was solicited to ensure that the system would be useful and appropriate.

The title registration office has been operational since January 1996. The office is financed through document registration fees; any surplus fees will be added to the municipal budget. The total budget for developing the title registration office was approximately \$390,000. While the pilot was implemented in 15 months, a similar project could be replicated in about 9 months and at a lower cost. A "How To" manual is currently being prepared for distribution to other interested municipalities.

Results

The title registration system in Vishgorod has increased the security of land ownership rights, which are the basis for increased investment by the private sector. The institutionalization of title registration has resulted in the coordination of responsibilities among the relevant government agencies and committees. This has increased the likelihood that more market-oriented legislation will be adopted concerning land tenure. Most importantly, municipal officials in Ukraine have recognized the crucial role of an effective juridical title registration system in guaranteeing property owners' rights. Implementation of a similar practice is underway in Irkutsk, Russia, and projects in three more Ukrainian cities will soon begin.

Summary

To support legal rights to real property, a user-friendly and inexpensive computerized title registration system was developed in the Town of Vishgorod and institutionalized in a fee-supported title registration office. The title registration system gives the public low-cost access to title information and has increased the security of land ownership rights, encouraging increased private sector investment.

For more information contact:

Mr. Igor Popov, General Manager, Intelligent Systems
Tel. 380-44-266-6195
Fax 380-44-266-5471

Alexandr Vinnitchenko, Head of Land Issues, Titling Office, Vishgorod
Tel. 380-44-45-54/42-03